



Officers

Jack Kooyoomjian, President
 Vice President - Vacant
 Kathleen Harding, Secretary
 Tom Burrell, Acting Treasurer

Others

Tom Burrell, PELT Committee Chairman
 Jan Cunard, LOCCA Historian

MONTHLY MEETING AGENDA

DATE: Thursday, June 25, 2015

TIME: 7:30 p.m.

LOCATION: Development Services Building, Room 107 A&B

AGENDA ITEMS

Section A. Project Reviews

| | |
|----------------------------|---|
| #1 – Project Title: | Minnieville Commercial |
| Representative: | <p>Paul Ebert, Ebert & Associates, PO Box 3122, Oakton, VA 22124 (571) 330- 2225 (cell) ptebert2@aol.com</p> <p>Mike Massey, Civil Engineer, Ross, France & Ratliff mmassey@rfrltd.com</p> |

PROJECT DESCRIPTION: This is a request to rezone approximately 5.54 acres from A-1, Agricultural, and B-1, General Business TO O(L), (Office Low-Rise) concurrent with a Special Use Permit for foreclosure development company (bank drive-through). The property is located approximately 400 feet east of the intersection of Smoketown Road and Minnieville Road. The applicant intends to remove the two old metal furniture store buildings and replace them with 1 two story office medical building and a drive thru financial institution.



NOTES:

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| #2 – Project Title: | Rivergate Courtesy Review |
| Representative: | Carlos Cecchi, Vice President, The IDI Group Companies, 1700 N. Moore St., #2020, Arlington, VA 22209 (703) 499-9230 (571) 235-0761 (cell) ccecchi@idigroup.com www.idigroup.com |

PROJECT DESCRIPTION: This is a courtesy review of the Rivergate project previously approved by the Board of County Supervisors

NOTES:

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| #3 – Project Title: | Proposed Chuy's Restaurant (currently Macaroni Grill on the Parkway) |
| Representative: | Scott Johnson, Architect, Parkway Construction, 1000 Civic Circle, Lewisville, TX 75067 (469) 322-3713 scott@pkwycon.com www.parkwayconstruction.com |

PROJECT DESCRIPTION: Chuy's is considering purchase and repurposing of the Macaroni Grill on the Parkway. The architect has provided proposed renderings and is seeking input from LOCCA.

NOTES:

Minnieville Commercial





PERSPECTIVE: SOUTHWEST CORNER OF BANK

SCALE: NTS



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PROPERTY OF
FORECLOSURE DEVELOPMENT
COMPANY, LLC.
OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

REVISIONS

03/30/15 REVISIONS

| | |
|------------|-------------|
| DATE | DESIGNED BY |
| 03/30/2015 | EC |
| DRAWN BY | FT |
| CHECKED BY | FT |

SHEET TITLE:

SOUTHWEST VIEW BANK

A1.2



PERSPECTIVE: SOUTHWEST CORNER OF OFFICE

SCALE: NTS



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PROPERTY OF
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COMPANY, LLC.
OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

REVISIONS

06/30/15 REVISIONS

| DATE | DESCRIPTION |
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| 06/30/2015 | IT |
| 06/30/2015 | IT |

SHEET TITLE:

SOUTHWEST VIEW OFFICE

A1.3

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Chuy's on the Parkway

| Mark | Description | Model | Manufacturer | Color | Responsibility |
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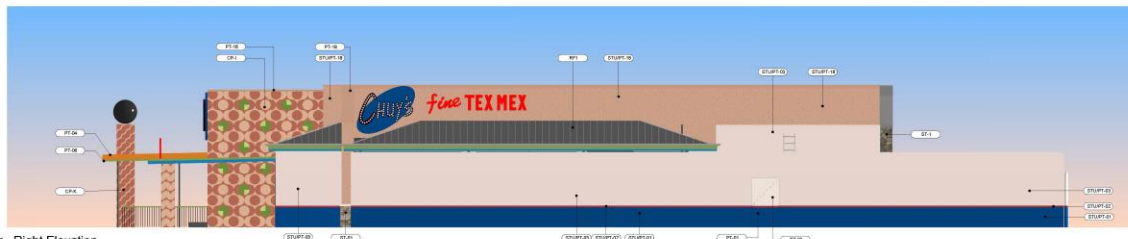
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3/16" = 1'-0"



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3/16" = 1'-0"



4 Color - Right Elevation
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GENERAL CONTRACTOR • ARCHITECTURE

PARKWAY
CONSTRUCTION & ASSOCIATES
10000 Parkway, Suite 100
Lanham, MD 20655
Tel: 410-321-1970
Fax: 410-321-1971
www.parkwayconstruction.com

Chuy's
MEXICAN FOOD

Chuy's Woodbridge, VA
Prince William Parkway, Prince William, VA

Owner:
Chuy's
10000 Parkway, Suite 100
Lanham, MD 20655
Tel: 410-321-1970
Fax: 410-321-1971
Contact: Michael D. Dwyer

Architect:
Parkway Construction & Associates
10000 Parkway, Suite 100
Lanham, MD 20655
Tel: 410-321-1970
Fax: 410-321-1971
Contact: Michael D. Dwyer

ARP Program:
ARP Program
10000 Parkway, Suite 100
Lanham, MD 20655
Tel: 410-321-1970
Fax: 410-321-1971
Contact: Michael D. Dwyer

Noted:
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NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

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Checker: [Name]
Title: [Name]
Date: [Date]

PT-02

Scale: 3/16" = 1'-0"



Chuy's Woodbridge, VA

05/26/15
04-14684

CONSTRUCTION • ARCHITECTURE
PARKWAY
1000 Civic Circle Lewisville, TX 75067
parkwayconstruction.com (972) 221-1979

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| #4 – Project Title: | Economic Development Chapter for the Comp Plan – Citizen Input |
| Representative: | LOCCA/PELT |

PROJECT DESCRIPTION: The following is a draft Vision Statement for citizen input to the Economic Development Chapter of the Comp Plan:

***Vision Statement:** Funding for the infrastructure necessary to support vigorous and easily sustainable quality of life for Prince William County residents is generated by a robust commercial sector.*

LOCCA will have an opportunity to provide input, from the citizens' perspective, of what we would like to see in the Economic Development Chapter of the Comp Plan. This will be done at the September 2nd Work Session of the Planning Commission.

Do we want to give a presentation, submit a letter, both? If we give a presentation, what do we want to talk about? Outcome of this meeting should be a strawman of topics to put into a PowerPoint presentation.

NOTES:

Section B. Announcements and Citizens' Time

1. Historical Update— Jan Cunard, LOCCA Historian and At-Large Historical Commissioner

2. Economic Development Chapter Update:

Planning Commission Work Sessions

A series of Planning Commission Work Sessions have been scheduled to collect stakeholder input, and inform, discuss, and receive feedback from the Planning Commission.

| Work Session Date* | Topic for Presentation/Discussion |
|--------------------|--|
| 4/15/2015 | Planning Office Kick-off Presentation |
| 5/20/2015 | Economic Development Office Presentation |
| 6/3/2015 | Business/Industry Groups |
| 9/2/2015 | Civic Groups |
| 9/16/2015 | Rural Economy |
| 10/21/2015 | Tourism |

*Dates are tentative and subject to change. Please see [ePortal](#) for the latest dates

Contact Us at:

[Steve Hall](#), Community Development Manager
[Ryan Foster](#), Planner II, Long Range Planning
Planning Office: 703-792-7615

3. P/C, Staff, and BOCS Actions

- (a) Richmond Station (Planning Commission action)
- (b) Cayden Ridge (BOCS action)
- (c) Immanuel Anglican Church SUP (Staff request)

Section C. 2015 Calendar of Monthly Meetings

Meetings are scheduled for 7:30 pm, normally in the Prince William County Development Services Building, 5 County Complex Court, Prince William, Virginia, unless otherwise announced.

| | | |
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| January 29th Development Services Building Room 107A&B <i>Snow Date – February 5th Location: TBD</i> <ul style="list-style-type: none"> • Clearbrook Art Center • Sheetz Courtesy Review • Clark Property Entrance Feature • T-Mobile Tower at Bethel United Methodist Church • Richmond Station CPA & REZ • Proposed Old Bridge Road car dealership | February 26th Development Services Building Room 107A&B <i>Snow Date – March 5th Location: TBD</i> <ul style="list-style-type: none"> • Cayden Ridge • Economic Development charrette discussion  | March 26th Development Services Building Room 107A&B <i>Snow Date – April 2nd Location: TBD</i> <ul style="list-style-type: none"> • Old Bridge Commons • Cayden Ridge • Grocery Store at Tackett's Village • Developing an Economic Strategy discussion |
| April 30th Development Services Building Room 107A&B <ul style="list-style-type: none"> • Discussion of Economic Development Chapter of Comp Plan • Habitat for Humanity • Sheetz Courtesy Review • Dillingham Square Landscape follow-up • MJM Auto Location | May 28th Development Services Building Room 107A&B <ul style="list-style-type: none"> • Zoning of property at PW Parkway and Elm Farm Road • Further discussion on economic development. | June 25th Development Services Building Room 107A&B <ul style="list-style-type: none"> • Minnieville Commercial • Rivergate Courtesy Review • Chuy's Restaurant • Further discussion on economic development |
| July 30th Development Services Building Room 107A&B <ul style="list-style-type: none"> • | August  NO MEETING | September 24th Development Services Building Room 107A&B <ul style="list-style-type: none"> • |
| October 29th TBD <ul style="list-style-type: none"> • | November 19th TBD <ul style="list-style-type: none"> • | December  NO MEETING |

Project Review Checklist

The Charter Virginia Green Community, 1991

This checklist is used as a gauge to determine if the development being reviewed contains those features and design elements that embody community expectations of green building & LEED design, energy independence, "livability," "quality-of-life," historic preservation (including enhancement, tourism, and education), schools, parks, open space, trails, transportation connectivity, and functionally-oriented design concepts. It is not intended to be all-inclusive, but rather highlight those aspects of a development that, over the years, have come to signify the expectations of the community.

| | Smart Location & Linkage | Y | N | N/A | |
|----|---|---|---|-----|--------------------------------|
| 1 | Compatibility with PWC Comprehensive Plan Zoning Intent | | | | Land Use Matrix and Map Review |
| 2 | Proximity to Water and Wastewater Infrastructure | | | | |
| 3 | Imperiled Species and Ecological Communities | | | | |
| 4 | Wetland and Water Body (RPA) Conservation | | | | |
| 5 | Floodplain Avoidance | | | | |
| 6 | Proximity to Projected Capacity of Existing Development and Public Services Including: Utilities; Safety; Transit; Education; Waste Management (Landfill) | | | | |
| 7 | Reuse and Restoration of Contaminated Land | | | | |
| 8 | Reduced Automobile Dependence | | | | |
| 9 | Proximity to Pedestrian and Bicycle Network | | | | |
| 10 | Steep Slope Protection | | | | |
| 11 | Site Design for Habitat or Wetlands Conservation | | | | |
| 12 | Restoration of Habitat or Wetlands | | | | |
| 13 | Conservation Management of Habitat or Wetlands | | | | |
| 14 | Proximity to county registered historic site or historic district | | | | |
| | | | | | |
| | Neighborhood Pattern & Design | Y | N | N/A | |
| 15 | Walkable Streets | | | | |
| 16 | Compact Development and Open Space Protection | | | | Clustering |
| 17 | Interparcel Connection | | | | |
| 18 | Diversity of Residential, Office, and Commercial Uses | | | | |
| 19 | Mixed-Income Diverse Communities | | | | |
| 20 | Reduced Parking Footprint | | | | |
| 21 | Street Network | | | | |
| 22 | Transit Facilities Proximity and Connection | | | | |
| 23 | Transportation Demand Management Strategies | | | | Technologies and facilities |
| 24 | Access to Indoor and Outdoor Recreation Facilities | | | | |
| 25 | Access to Trails and Bicycle Paths and Storage | | | | |
| 26 | Universal (Handicap) Accessibility | | | | |
| 27 | Community Outreach and Design Involvement | | | | |
| 28 | Tree-Lined and Shaded Streets | | | | |
| 29 | Neighborhood Schools | | | | |
| 30 | Buffers and HCOD Review | | | | |
| 31 | Construction Activity Pollution Prevention | | | | |
| | | | | | |

Project Review Checklist

The Charter Virginia Green Community, 1991

| | Green Infrastructure & Buildings | Y | N | N/A | |
|----|--|---|---|-----|--|
| 32 | Green Building Rating | | | | |
| 33 | Has an analysis been performed on Energy Efficiency Measures? | | | | |
| 34 | Is a copy of the analysis of Energy Efficiency Measures available for review | | | | |
| | Has an Alternative Energy Analysis been performed? | | | | |
| 35 | Is a copy of the Alternative Energy Analysis available for review | | | | |
| | Water Efficient Landscaping | | | | |
| 36 | Existing Building Reuse | | | | |
| 37 | Preservation of any Historic Building(s) | | | | |
| 38 | Adaptive use of any Historic Building(s) | | | | |
| 39 | Minimize Site Disturbance in Design and Construction | | | | |
| 40 | Storm water Management | | | | |
| 41 | Heat Island Reduction | | | | |
| 42 | Solar Orientation | | | | |
| 43 | Infrastructure Energy Efficiency Improvements | | | | |
| 44 | Wastewater management | | | | |
| 45 | Recycled Content in Infrastructure | | | | |
| 46 | Waste Management | | | | |
| 47 | Light Pollution Reduction | | | | |
| | | | | | |
| | Innovation & Design Process | Y | N | N/A | |
| 48 | Architectural Compatibility with Community | | | | |
| 49 | Color Scheme Compatibility with Community | | | | |
| 50 | Material Compatibility with Community | | | | |
| 51 | Architectural/Color/Material Compatibility with Historic features | | | | |
| | | | | | |
| | Regional Priority Credits | Y | N | N/A | |
| 52 | Regional Transportation Mitigation | | | | |
| 53 | Regional Electrical Grid Impact | | | | |
| 54 | Impact on Regional Health, Safety, and Education Capacity | | | | |
| | | | | | |
| | Proffer Statement(s) | Y | N | N/A | |
| 55 | Does the applicant commit to the following Condition or Proffer: | | | | |
| | "The applicant agrees to meet with [name of citizen group] prior to final site plan approval. The purpose of the meeting will be to conduct a review of the final site plan in terms of landscaping, architectural features, lighting, signage, placement of buildings, archeological surveys conducted and/or historic preservation action taken/contemplated, and inform the community of steps taken to meet the standards set forth by LEED. Proof of such meeting will be a letter from [name of citizen group] explaining the outcomes of the meeting. Such letter will be received prior to approval of the final site plan." | | | | |